184.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,900 / 709,900
					USE VALUE:	709,900 / 709,900
					ASSESSED:	709,900 / 709,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOEN KIRK A & LORRAINE M
Owner 2:	
Owner 3:	
Street 1:	22 VIRGINIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6950.000	265,500	4,400	440,000	709,900
Total Card	0.160	265,500	4,400	440,000	709,900
Total Parcel	0.160	265,500	4,400	440,000	709,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.76 | /Parcel: 547.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124172

GIS Ref

GIS Ref

Insp Date 07/11/18

!14347!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,500	4400	6,950.	440,000	709,900		Year end	12/23/2021
2021	101	FV	257,000	4400	6,950.	440,000	701,400		Year End Roll	12/10/2020
2020	101	FV	257,000	4400	6,950.	440,000	701,400	701,400	Year End Roll	12/18/2019
2019	101	FV	216,600	4500	6,950.	440,000	661,100	661,100	Year End Roll	1/3/2019
2018	101	FV	216,600	4500	6,950.	370,800	591,900	591,900	Year End Roll	12/20/2017
2017	101	FV	216,600	4500	6,950.	339,400	560,500	560,500	Year End Roll	1/3/2017
2016	101	FV	216,600	4500	6,950.	289,100	510,200	510,200	Year End	1/4/2016
2015	101	FV	203,700	4500	6,950.	251,400	459,600	459,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:49:38

LAST REV

Date	Time
08/08/18	15:17:27
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREWS PAUL/ET	28690-293		6/8/1998		270,000	No	No	Y	

USER DEFINED

Prior Id # 1:	124172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2009	421	Siding	6,500					
5/19/1994	258		10,000					15X30 I/G/POOL

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Measured	345	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6950		Sq. Ft.	Site		0	70.	0.90	7									439,952						440,000	

Total AC/HA:	0.15955	Total SF/SM:	6950	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,952	Spl Credit		Total:	440,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326129
Depreciation:	60660
Depreciated Total:	265469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

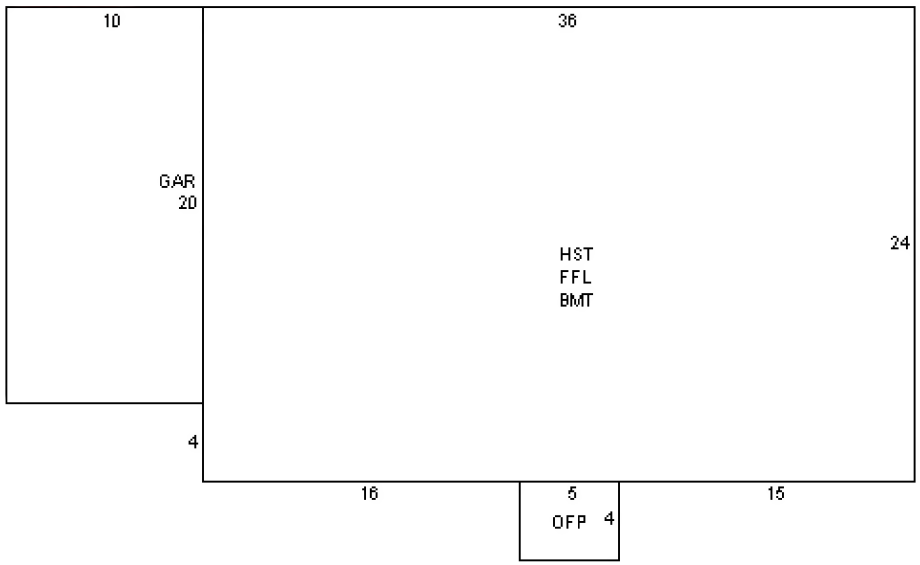
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	111.55
Final Total:	265500	Val/Su SzAd	204.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.330	38,297
FFL	First Floor	864	147.750	127,656
HST	Half Story	432	147.750	63,828
GAR	Garage	200	27.360	5,472
OFP	Open Porch	20	43.780	876

Net Sketched Area:	2,380			Total:	236,129
Size Ad	1296	Gross Area	2812	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	16x32	A	AV	1955	22.87	T	40.8	101			3,500			3,500
19	Patio	D	Y	1	10X32	G	AV	1980	4.28	T	31.2	101			900			900
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400